

Florida Ideal Realty
Market Update

E-mail: Info@FloridaIdealRealty.com

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\$149,999
#S4650907

Active
Beds: **4**
Baths: **2**



Subdivision Name **INDIAN POINT PH 4**

4660 PRAIRIE POINT BLVD
KISSIMMEE, FL 34746

Taxes: **\$4,523.00** DOM: **91** HOA **25.000**
Sq.Ft. Htd **1,740** Year Built: **1998**

Marketing Remarks

BRILLIANT INDIAN POINT POOL HOME.GREAT FLOORPLAN FOR SHORT TERM RENTALS OR RESIDENCE,HOME HAS NEW PAINT,NEW CARPET,GREAT POOL OVERLOOKING CONSERVATION AREA,NO REAR NEIGHBORS,4

\$169,900
#S4654530

Active
Beds: **4**
Baths: **2/1**



Subdivision Name **WESTCHESTER PH 6 & 7**

15847 WILKINSON DR
CLERMONT, FL 34714-7072

Taxes: **\$4,164.00** DOM: **2** HOA **340.000**
Sq.Ft. Htd **2,128** Year Built: **2000**

Marketing Remarks

listing price may no be sufficient to pay the total of all liens and costs of sale , and sale of the property at full listing price may require approval of seller's lender and such approval may be conditioned upon the gross commission being reduced.

\$174,995
#S4649020

Active
Beds: **4**
Baths: **2**



Subdivision Name **THOUSAND OAKS PH 02**

723 THOUSAND OAKS BLVD
DAVENPORT, FL 33896

Taxes: **\$3,329.00** DOM: **137** HOA **225.000**
Sq.Ft. Htd **1,545** Year Built: **1999**

Marketing Remarks

Your home OR your vacation getaway. An income producing property with bookings already in place for 2009. This property boasts its own website and has generated bookings for previous years and this coming year which can convey with the sale. It's a

\$179,000
#S4639895

Active
Beds: **3**
Baths: **2**



Subdivision Name **INDIAN POINT PH 3**

4509 DAKOTA POINT CT
KISSIMMEE, FL 34746

Taxes: **\$3,990.00** DOM: **358** HOA **20.000**
Sq.Ft. Htd **1,384** Year Built: **1997**

Marketing Remarks

Fully furnished ready to move in. Great for Investor or first time buyer, very nice, pool backs up to conservation. Zoned for Short Term rental.

\$179,000
#O4885205

Active
Beds: **3**
Baths: **3**



Subdivision Name **SANDY RIDGE PH 1**

1509 ROYAL RIDGE DR
DAVENPORT, FL 33896

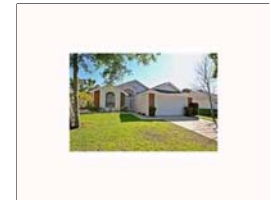
Taxes: **\$3,629.00** DOM: **205** HOA **400.000**
Sq.Ft. Htd **1,601** Year Built: **2005**

Marketing Remarks

BEAUTIFUL LOCATION OVER LOOKING CONSERVATION. NO REAR NEIGHBORS! COME VIEW THIS 4 BED 3 BATH POOL HOME JUST STEPS FROM REUNION. MINUTES FROM DISNEY, RESTAURANTS AND SHOPPING. REALTORS READ

\$179,000
#T2353992

Active
Beds: **3**
Baths: **2**



Subdivision Name **CREEKSIDE PH 1**

4331 CREEKSIDE BLVD
KISSIMMEE, FL 34746

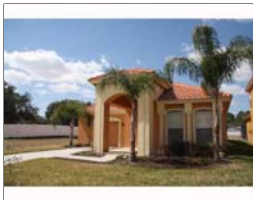
Taxes: **\$3,638.00** DOM: **141** HOA **21.000**
Sq.Ft. Htd **1,700** Year Built: **1993**

Marketing Remarks

3 Bdrm / 2 bth sunny,open floor plan. Enjoy a quite, peaceful setting with much wildlife. View is a pond front, conservation property with a private, screened, heated pool. Comes furnished if needed. Used as a holiday home and in pristine condition.

\$185,900
#O4909908

Active
Beds: **4**
Baths: **3**



Subdivision Name **WATERSONG PH 1**

183 TIGERLILY CT
DAVENPORT, FL 33837

Taxes: **\$1,576.00** DOM: **63** HOA **800.000**
Sq.Ft. Htd **1,677** Year Built: **2007**

Marketing Remarks

\$189,999
#O4906011

Active
Beds: **4**
Baths: **3**



Subdivision Name **SANDY RIDGE PH 1**

1621 ROYAL RIDGE DR
DAVENPORT, FL 33896

Taxes: **\$3,905.00** DOM: **86** HOA **320.000**
Sq.Ft. Htd **1,601** Year Built: **2005**

Marketing Remarks

Great location, conservation to rear and one side of home. This 4 bed 3 bath home is ideally situated only minutes from Champions Gate and Reunion resort. Fully furnished and features two master en suite bedrooms.

\$190,000
#S4647292

Active
Beds: **4**
Baths: **2**



Subdivision Name **LAKE WILSON PRESERVE**

116 MOCKINGBIRD RD
DAVENPORT, FL 33896

Taxes: **\$3,649.00** DOM: **177** HOA **635.000**
Sq.Ft. Htd **1,478** Year Built: **2005**

Marketing Remarks

Forget short sale and foreclosure headache deals with costly after sale repairs and replacements, this home is better priced, like new and furnished saving you thousands \$\$\$ on after sale costs. This gorgeous mediterranean style villa is ready to rent.

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\$194,900
#O4818218

Active
Beds: **5**
Baths: **2**



Subdivision Name **HIGHLANDS RESERVE PH 1**

174 CORK WAY
DAVENPORT, FL 33897

Taxes: **\$4,295.00** DOM: **563** HOA **440.000**
Sq.Ft. Htd **2,005** Year Built: **2000**

Marketing Remarks

BEST VALUE, not a short sale, deal with owner not a bank! 5 Bed 2 bath vacation home with private SOUTH FACING pool, located in Highland's Reserve which is one of the best communities in Davenport. Home is booked almost all the time- bookings can

\$195,000
#O4871006

Active
Beds: **3**
Baths: **2/1**



Subdivision Name **FOUR CORNERS PH 2**

256 CANNA DR
DAVENPORT, FL 33897

Taxes: **\$5,061.00** DOM: **291** HOA **108.000**
Sq.Ft. Htd **2,691** Year Built: **2005**

Marketing Remarks

"Listing price may not be sufficient to pay the total of all liens and costs of sale, and sale of Property at full listing price may require approval of seller's lender(s)."

\$195,000
#O4892597

Active
Beds: **4**
Baths: **2**



Subdivision Name **LINDFIELDS UNIT 4**

2847 PICADILLY CIR
KISSIMMEE, FL 34747

Taxes: **\$3,867.00** DOM: **158** HOA
Sq.Ft. Htd **1,863** Year Built: **1992**

Marketing Remarks

WELL MAINTAINED PROPERTY IN DESIRABLE AREA OVERLOOKING CONSERVATION. NO REAR NEIGHBOURS, FULLY FURNISHED, LARGE HEATED POOL. SELLERS WILL ONLY ACCEPT FULL PRICE OFFER.

\$195,999
#O4824390

Active
Beds: **3**
Baths: **2**



Subdivision Name **COUNTRY CREEK EST PH 2**

246 OLD MILL CIR
KISSIMMEE, FL 34746

Taxes: **\$3,824.00** DOM: **525** HOA **375.000**
Sq.Ft. Htd **1,443** Year Built: **1995**

Marketing Remarks

Peace and Tranquility can be yours in this delightful pool home! Great opportunity for a family home or investment. Check it out today! Not a short sale, owner motivated! Get an answer in real time!

\$199,000
#O4841081

Active
Beds: **5**
Baths: **4/1**



Subdivision Name **LEGACY PARK PH 2**

621 ALDRIDGE LN
DAVENPORT, FL 33897

Taxes: **\$3,456.00** DOM: **117** HOA **400.000**
Sq.Ft. Htd **3,079** Year Built: **2005**

Marketing Remarks

"Listing price may not be sufficient to pay the total of all liens & costs of sale and sale of property at full listing price, requires approval of seller's lender, and such approval may be conditioned upon the gross commission being reduced." SHORT SALE

\$199,000
#O4903071

Active
Beds: **3**
Baths: **2**



Subdivision Name **MISSION PARK PH III**

15533 MARKHAM DR
CLERMONT, FL 34714

Taxes: **\$3,282.00** DOM: **106** HOA **500.000**
Sq.Ft. Htd **1,614** Year Built: **2005**

Marketing Remarks

Lovely, roomy pool-spa home in gated community, no rear neighbors, fence, volume ceilings, above average furniture, beautiful condition. Owners bookings convey if desired. Booked 241 days past year.

\$200,000
#S4618003

Active
Beds: **4**
Baths: **2**



Subdivision Name **PARADISE WOODS PH I**

204 PARADISE WOODS PL
DAVENPORT, FL 33896

Taxes: **\$3,771.00** DOM: **843** HOA **360.000**
Sq.Ft. Htd **1,491** Year Built: **2002**

Marketing Remarks

WONDERFUL HOUSE 3 BEDS 2 BATHS WITH POOL, FURNISHED. THIS HOUSE IS GOOD FOR INVESTMENT. SHORT TERM RENTAL APPROVED!!! BRING YOUR OFFERS!!!

\$205,000
#S4648960

Active
Beds: **4**
Baths: **3/0**



Subdivision Name **LIBERTY VILLAGE**

4510 PHILADELPHIA CIR
KISSIMMEE, FL 34746

Taxes: **\$5,291.00** DOM: **137** HOA **350.000**
Sq.Ft. Htd **3,051** Year Built: **2004**

Marketing Remarks

Home has wood flooring downstairs and carpet in bedrooms and upstairs lot area.

\$210,000
#O4912834

Active
Beds: **3**
Baths: **2**



Subdivision Name **DEER CREEK VILLAGE SEC 5**

5348 DEER CREEK DR
ORLANDO, FL 32821-7628

Taxes: **\$3,991.00** DOM: **46** HOA **173.250**
Sq.Ft. Htd **1,645** Year Built: **1990**

Marketing Remarks

BEAUTIFUL HOME IN DEER CREK!! 3/2 Open floor plan, lots of upgrades: carpet, completed remodeled bathrooms and kitchen, ceiling fans, large backyard with a screened pool enclosure and a huge lanai overlooking a conservation area. (No rear

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\$214,900
#S4654330

Active
Beds: **5**
Baths: **3**



Subdivision Name **CALABAY PARC UNIT 1**

140 CALABAY PARC BLVD
DAVENPORT, FL 33897-9515

Taxes: **\$5,170.00** DOM: **8** HOA **900.000**
Sq.Ft. Htd **3,198** Year Built: **2001**
Marketing Remarks

\$214,950
#S4646569

Active
Beds: **4**
Baths: **2**



Subdivision Name **LINDFIELDS UNIT 2**

8662 WELLINGTON LOOP
KISSIMMEE, FL 34747

Taxes: **\$3,733.00** DOM: **198** HOA
Sq.Ft. Htd **1,468** Year Built: **2003**
Marketing Remarks
Oh My, truly stunning Lindfields home, vary rare constructed in 2003 and one of the last properties built in the subdivison. Simply stunning lake, and conservation views with no rear neighbors, fully furnished modern interiors, modern kitchen with

\$218,900
#O4823648

Active
Beds: **4**
Baths: **2**



Subdivision Name **THOUSAND OAKS PH 02**

640 THOUSAND OAKS BLVD
DAVENPORT, FL 33896

Taxes: **\$3,580.00** DOM: **528** HOA **150.000**
Sq.Ft. Htd **1,448** Year Built: **2000**
Marketing Remarks

4 BEDROOM & 2 BATHROOM RESIDENTIAL OR VACATION HOME, PRICE RIGHT TO SELL, COMFORTABLE AND WELL KEPT, PARTIALLY FURNISHED, SPLIT BEDROOM FLOOR PLAN WITH A POOL BATHROOM INCLUDED.

\$220,000
#O4908367

Active
Beds: **4**
Baths: **2**



Subdivision Name **SUNRIDGE WOODS PH 03**

114 FOGGY CREEK CT
DAVENPORT, FL 33837

Taxes: **\$4,018.00** DOM: **71** HOA **180.000**
Sq.Ft. Htd **2,006** Year Built: **1996**
Marketing Remarks

Stunning 4 bedrooms, 2 bathrooms fully furnished pool home in the sought after community of Sunridge Woods. This is the ideal location for short-term rental or primary residence.

\$220,000
#O4913731

Active
Beds: **4**
Baths: **2/1**



Subdivision Name **DAHLIA RESERVE AT CRES LK**

5381 DAHLIA RESERVE DR
KISSIMMEE, FL 34758

Taxes: **\$5,286.00** DOM: **42** HOA **700.000**
Sq.Ft. Htd **2,778** Year Built: **2000**
Marketing Remarks

\$220,000
#O4882584

Active
Beds: **4**
Baths: **3**



Subdivision Name **LAKE WILSON PRESERVE**

136 MOCKINGBIRD RD
DAVENPORT, FL 33896

Taxes: **\$3,744.00** DOM: **225** HOA **238.000**
Sq.Ft. Htd **1,671** Year Built: **2005**
Marketing Remarks

\$220,000
#S4653184

Active
Beds: **4**
Baths: **2/1**



Subdivision Name **WINDWARD CAY UNIT I**

4713 ALEXIS DR
KISSIMMEE, FL 34746

Taxes: **\$4,299.00** DOM: **38** HOA **275.000**
Sq.Ft. Htd **1,978** Year Built: **1992**
Marketing Remarks

"Short Sale"-Sale price may be insufficient to pay the total of all liens and costs of sale and the seller may not be able to bring sufficient liquid assets to the closing to cure all deficiencies.

\$223,000
#O4897694

Active
Beds: **4**
Baths: **3**



Subdivision Name **GLENBROOK**

2139 MORNING STAR DR
CLERMONT, FL 34714

Taxes: **\$3,637.00** DOM: **132** HOA **525.000**
Sq.Ft. Htd **1,948** Year Built: **2003**
Marketing Remarks

Conservation Lot, No Rear Neighbours, Ideal For Short Term Rental Or Residential Use, 2 Masters, Mirrored Walls, Upgrade On Furniture, Great Community.

\$224,950
#O4894362

Active
Beds: **5**
Baths: **3**



Subdivision Name **SANDY RIDGE PH 1**

839 SANDY RIDGE DR
DAVENPORT, FL 33896

Taxes: **\$3,788.00** DOM: **149** HOA **400.000**
Sq.Ft. Htd **1,673** Year Built: **2004**
Marketing Remarks

This house is located on conservation with a west orientation of the swimming pool, for afternoon and evening fun in the sun. This serene setting allows the occupants the ability to experience the wildlife and sunsets Florida has to offer.